

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	6 Jolly Street, Wycheproof

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$320,000	
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Median sale price

Median price	N/A	Property type	House	Suburb	Wycheproof
Period - From		to		Source	

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 Mount Street, Wycheproof	\$220,000	18/03/2024
14 Webster Street, Wycheproof	\$110,000	20/11/2023
29 Jolly Street, Wycheproof	\$189,000	12/09/2023

This Statement of Information was prepared on: 16/04/2024